

Tattenhall and District Neighbourhood Planⁱ 5 Year Monitoring Report

1. Summary

Objective 1 Delivery of a housing growth strategy tailored to the needs and context of Tattenhall

1.1. To date, Objective 1 has been partially met.

1.2. Policy 1 should be retained, but modification considered to ensure future delivery of the Objective.

Objective 2 Sensitive development which protects and enriches the landscape and built setting

1.3. Objective 2 being supported.

1.4. No change necessary to existing policy.

Objective 3 Sustaining and improving excellent local facilities for existing and new residents

1.5. Objective 3 being supported.

1.6. No change necessary to existing policy.

Objective 4 Strengthening and supporting economic activity

1.7. Little evidence for Objective 4 being met.

1.8. Consideration should be given to ways to strengthen Policy 3

Objective 5 Seek on-going improvements to transport, to utility infrastructure and to digital connectivity

1.9. No evidence for Objective 5 being supported.

1.10. The related policies remain aspirational.

Objective 6 Prioritise local distinctiveness in every element of change and growth

1.11. Objective 6 being supported.

1.12. No change necessary to existing policy.

Objective 7 Protect greenspace, the landscape and support nature conservation

1.13. Objective 7 might be supported by Local Plan policies, but monitoring data is lacking.

1.14. Existing TDNP has partially met the Objective through the VDS although evidence is thin.

1.15. Consider update to VDS to prevent progressive weakening due to being increasingly out-of-date.

Objective 8

[work in progress]

2. Introduction

2.1. Tattenhall and District Neighbourhood Plan (TDNP) was made on the 4th of June 2014. The Plan was subject to rigorous appraisal; locally through consultation and referendum; by the borough through sustainability assessmentⁱⁱ; by examiner for the Secretary of State, Department for Communities and Local Government (SoS)ⁱⁱⁱ; finally, in court by judicial review^{iv}.

2.2. While formal review of Neighbourhood plans is not legally required, the TDNP required that a review should be undertaken every five years. A review should also be undertaken to ensure compliance with changes to Cheshire West and Chester Council (CWAC) Local Plan strategic policies^v and updates to the National Planning Policy Framework (NPPF)^{vi}. This monitoring report is the first step in the review process. Under guidance from CWAC, the Neighbourhood Plan Review Committee has been constituted by Tattenhall and District Parish Council.

2.3. The Sustainability Appraisal Report, May 2013, required that monitoring the performance of the plan be undertaken. The local plan for the CWAC is also subject to monitoring and this process has been used to inform the monitoring regime for the Neighbourhood Plan.

2.4. The first step, as advised by CWAC, in the review process requires assessment of the TDNP against the stated objectives using monitoring data.

Monitoring methodology

2.5. Eight objectives were identified in the Neighbourhood Plan:

- 1) Delivery of a housing growth strategy tailored to the needs and context of Tattenhall
- 2) Sensitive development which protects and enriches the landscape and built setting
- 3) Sustaining and improving excellent local facilities for existing and new residents
- 4) Strengthening and supporting economic activity
- 5) Seek on-going improvements to transport, to utility infrastructure and to digital connectivity
- 6) Prioritise local distinctiveness in every element of change and growth
- 7) Protect greenspace, the landscape and support nature conservation
- 8) Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development.

2.6. Using these objectives, the review committee identified a number of indicators against which the performance of the plan and its policies could be measured.

2.7. In addition, CWAC Local Plan (Part 2) monitoring framework^{vii} contains its own indicators. Many of these are relevant to Tattenhall and have been used.

2.8. The main sources of data were planning applications from the CWAC website^{viii} using the search tool and the CWAC annual monitoring reports.

Search Methodology

2.9. Planning applications for Tattenhall Parish dating from 01/01/2010 up to and including 31/12/2019 were reviewed.

2.10. Advanced searches were completed by calendar year and date of planning officer's decision. Withdrawn applications were not included.

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2.11. Application types included were: Full (/FUL), Outline (/OUT); Approval of Reserved Matters; (/REM) and Variation of Conditions (/S73).

2.12. Cross reference with the CWAC Annual Monitoring reports^x (including 2019) identified a few applications which were not discoverable using the search engine with these criteria.

2.13. Meaningful review was only possible where planning officer reports were available. In some cases, reports from appeals were available. Some reports were made available after request to the Planning Department directly.

2.14. Data was recorded in an Excel workbook: summary data Appendix.

3. Results

Overview

	Before TDNP	After TDNP	All
Total applications reviewed	86	164	250
Officer's report not available	1	49	50
Permission refused	14	12	26
Appeals	5	7	12
SoS decisions*			3
C3/C2 s/c housing units total in application	618	311	929
C3/C2 s/c completed/underway/permission	233	134	367
C2 housing units total in application	166	121	287
C2 completed/underway/permission	0	0	0
Applications for development > 30	5	0	5
Applications for development refused because >30	3	0	3
Number units in applications per year	153	68	106

*All 3 decisions by SoS were post TDNP for applications received and decided by planning officers pre-TDNP

3.1. After the TDNP was made, June 2014:

In the 115 available planning officer's reports:

- TDNP plan policies were not referenced in 84
- Accordance with TDNP policies in 30
- Non-accordance TDNP policies in 1

3.2. Village Design Statement (VDS)^x, adopted in 2009, was a statutory Planning document throughout the monitoring period. Full accordance with the VDS is required in Policy 2 of the TDNP. The VDS may itself be the subject of review.

3.3. For the whole reference period 2010-2019:

In the 200 available planning officer's reports

- VDS was not referenced in 172
- Accordance with VDS policies in 14
- Non-accordance VDS policies in 4

In 12 appeals, the Inspector:

- TDNP plan policies were not referenced in 3
- Accordance with TDNP policies in 7
- Non-accordance TDNP policies in 2
- Did not reference the VDS in 7
- Accordance with VDS policies in 3
- Non-accordance VDS policies in 2

In 3 appeals answered by the Secretary of State, DCLG (SoS)

- Non-accordance with TDNP policies 3
- The VDS was not referenced

Comment

- 3.4.** With 20% of planning officer reports not available monitoring must be considered based on a sample albeit big enough to be meaningful.
- 3.5.** TDNP policies are routinely ignored by planning officers.
- 3.6.** The TDNP was not referenced in 84/118 (71%) planning officer reports
- 3.7.** Appeals Inspectors failed to mention the TDNP in 2/11 (18%) reports, both after the TDNP was made.
- 3.8.** Little weight has been afforded to the VDS.
- 3.9.** The VDS was not referenced, not even listed in relevant planning documents, in 172/200 (86%) of planning officer reports.
- 3.10.** Appeals inspectors did not reference the VDS in 7/12 (58%).
- 3.11.** The TDNP development stage, 2011 – 2012, was associated with applications for developments comprising large numbers of houses, a total of 652 houses in 2012 alone. It is hard to avoid the conclusion that the developers were pre-empting the plan.
- 3.12.** TDNP and VDS policies are of no value if they are ignored at the planning stage. Refused planning applications can be appealed and re-application allowed if refused after the appeal process. There is no appeal mechanism if a development is allowed after poor performance of planning officers.

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4. OBJECTIVE 1 Delivery of a housing growth strategy tailored to the needs and context of Tattenhall

TDNP indicator	Proposals involving up to 30 homes will be allowed within or immediately adjacent to the built-up part of Tattenhall village over the period 2010 to 2030		
1a	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	No development should be more than 30 housing units	3	0
	TDNP Policy no.	Policy 1	
	TDNP SA ref(s):	OBJECTIVE 1 Delivery of a housing growth strategy tailored to the needs and context of Tattenhall	
	Local Plan policy ref(s):	STRAT 2, STRAT 8, STRAT 9, DM 24	
	Source:	CWAC Housing Land Monitor reports ^{xi} . Planning application monitoring	

4.1. After consultation, the Plan sought to allow new developments up to 30 homes within or adjacent the village of Tattenhall and allow smaller scale developments in Gatesheath and Newton. While restrictive for individual developments, the Plan did not place any overall limitation.

4.2. Three developments approved pre-TDNP were more than 30:

- 1) Blackham Reclamation, Newton (latest 31)
- 2) Retirement Village, Tattenhall (latest 151)
- 3) Land Rear Of 2 To 36 Harding Avenue Tattenhall, (60)

4.3. Three applications pre-TDNP for more than 30 were dismissed:

- 4) Land opposite Brook Hall Cottages Chester Road (68)
- 5) Land adjacent to and rear of Adari Chester Road (110)
- 6) Land rear of 15 - 38 Greenlands (137)

4.4. Total number of new housing units completed, under construction or with planning permission in the designated area for the monitoring period is 366 (includes 15 completed in 2010 but approved in earlier years).

4.5. The number of new housing units completed, under construction or with planning permission in the Key Service Centre of Tattenhall is 301 (Dec 2019).

Comment

4.6. Detail of the planning decisions relating to these applications show how the TDNP has successfully supported the objective but also show how the plan has been overridden.

Redrow site

4.7. The application for Land rear of 2 To 36 Harding Avenue (No. 3 above), was approved by Strategic Planning Committee on 19/12/2013, the lack of demonstrable 5 year housing supply being the expressed reason. No consideration was given to the emerging TDNP.

4.8. An application to build a further 28 houses extending the site to the north was approved in September 2013. Unfortunately, the planning arguments underpinning the approval are not available; the officer's report is not on-line and cannot be found in CWAC's records because the officer has left the Authority.

The 'Three Appeals'

4.9. Four applications (3, 4, 5, and 6 above) greater than 30 for developments in the Key Service Centre were made in 2012 at a time when the TDNP (Visions and Objectives had been published) was at an early stage. The possibility that this unprecedented number of applications, for a total of 416 houses, was prompted by the emerging TDNP cannot be discounted.

4.10. Of the four applications, three (4,5, and 6 above) were refused at the Strategic Planning Committee on grounds of conflict with Local Plan strategic policies. The emerging TDNP was not considered material due to being at a very early stage. All three went to appeal and were considered jointly ("The three appeals"), on the grounds that the Borough Council did not have 5 year deliverable housing land supply. After a lengthy appeal process, the Inspector recommended that the appeals be allowed, specifically commenting that "very limited weight can be placed on TDNP at this time" (June 2013, Referendum held, Judicial review in progress). However, the Secretary of State, DCLG, disagreed, dismissed the appeals and refused planning permission on 14 April 2017. The SoS considered that a 5 year housing land supply had been met, dismissing on the grounds that the schemes were not in accordance with Policies 1 and 2 of the TDNP (nor with policies HO7, STRAT9, ENV2 of saved CDLP and Local Plan (Part One)).

Chester Road site, Phase 2 Retirement Village and Local Plan (Part 2) Land allocations.

4.11. The first application, in 2012, for the Chester Road site (no. 4 above, one of the 'Three Appeals') for 68 houses was recommended approval by the planning officer but refused at Strategic Planning Committee. On appeal the Inspector recommended approval (no weight given to emerging TDNP, no 5 year housing land supply) but the SoS refused in 2017 (full weight to TDNP, 5 year housing land supply met).

4.12. Phase 2 Retirement Village was approved 07/02/2012 for 71 close-care units (C2 residential) was approved. These were not included in the housing number allocated for Tattenhall Key Service Centre toward the 250 requirement, 2010-2030.

4.13. For commercial reasons, a further application for Phase 2 was made in July 2017, changing from 71, C2 extra care beds to 56, C2 self-contained retirement apartments. Approval was given in August 2017 but no adjustment was made to the predicted housing numbers for the Key Service Centre even though the other 95, C2 self-contained retirement apartments, on the same site had been included.

4.14. In October 2017 evidence was presented to planners that the housing numbers being prepared for the examination of the draft Local Plan (Part 2) were incorrect and should include the 56 units in Retirement Village Phase 2 thereby meeting the 250 allocation. Nevertheless, the Housing Land Monitoring report 2018, presented to the Examiner on 18/09/2018, did not include the 56, C2 self-contained retirement apartments, even though they were nearing completion at that time. The Examination submission by CWAC, therefore, incorrectly showed a housing number shortfall of 43 from the allocation of 250. The Local Plan (Part 2) Policies R2, R2.A and R2.B, allocating land to accommodate the apparent shortfall, were approved. The settlement boundary was drawn away from the built edge of the village to include open countryside adjacent to Chester Road sufficient to accommodate 30 houses.

4.15. On 27/10/2017 an outline application was submitted for 30 houses on 'Land at Chester Road'. The application was approved on 29/08/2018. Conflict with Local Plan (Part 1) STRAT 9 (which does not allow development of this type in open countryside) was overruled because of failure to meet housing numbers for Tattenhall. Full compliance with TDNP policies was claimed, even though the SoS had previously refused the same site for non-accordance with Policies 1 and 2 of the TDNP as well as local plan policies HO 7, STRAT 9, ENV 2.

4.16. The 30 houses at Chester Road were included in the housing numbers in Housing Land monitor Report 2018 even though they were only had outline planning permission.

Land Rear Of 15 - 38 Greenlands

4.17. The first application for this site was made for up to 137 houses on 21/05/2012. As one of the 'Three Appeals', the application was eventually refused by the SoS in 2017 because of non-accordance with Policies 1 and 2 TDNP.

4.18. A second application to build 30 houses was made on 26/03/2013. The planning officer commented "Of course, it was the introduction of this policy [1 TDNP] which led to the proposal in this application being scaled back". The application was refused because of non-accordance with TDNP policies 1 and 2, and Local Plan Policies ENV 2, ENV 6, STRAT 9, HO7. An appeal was dismissed for the same reasons.

CWAC Local Plan (Part 1) STRAT 8, Housing Land Monitor (HLM) 2018-2019

4.19. STRAT 8 requires Tattenhall Key Service Centre to provide 250 dwellings in the period 2010-2030. The HLM report 2019 (published Dec 2019) included the 56 Phase 2 units in the Key Service Centre numbers and shows that 304 dwellings will probably be completed by 2030. The HLM report showed that 158 had been completed (as of Mar 2019) but our monitoring shows that 214 have now been completed. The HMR shows planning permissions for a further 146 dwellings yet to be completed. Our own monitoring shows 85 permissions and a total of 301 likely to be completed by 2030.

4.20. The 250 dwellings requirement of STRAT 8 had been met at the time of the examination of Local Plan Part 2). R2 of Local Plan was not necessary to meet the housing numbers and permission should not have been given to build adjacent to Chester Road because of conflict with Policies 1 and 2 of the TDNP.

Conclusion

4.21. No applications for development greater than 30 were received after the TDNP was made.

4.22. Three applications received before the TDNP was made for more than 30 were refused by the Secretary of State, DCLG partially on the grounds of non-accordance with Policies 1 and 2 of the TDNP.

4.23. The extension of the settlement boundary into open countryside to allow 30 houses adjacent to Chester Road was:

- unnecessary because the housing numbers for the Key Service Centre had been met
- unnecessary to be compliant with Policy 1 of the TDNP which allows development up to 30 immediately adjacent to the built-up part of Tattenhall Village
- necessary to be compliant with STRAT 9 of the Local Plan (Part 1) which does not allow development of this type or scale in open countryside.
- in conflict with Policy 2 of the TDNP because of erosion of the gap between Tattenhall and Gatesheath

4.24. If policy 1 remains unchanged then further development adjacent to the Chester Road site would be difficult to resist leading erosion of the gap between Tattenhall and Gatesheath. A similar situation exists for land to the rear of 68-84 Castlefields and the erosion of the Keys Brook corridor and gap between Tattenhall and Newton.

4.26 Recommendation

Change Policy 1 from:

“Proposals involving up to 30 homes will be allowed within or immediately adjacent to the built-up part of Tattenhall Village over the period 2010 to 2030”.

To:

“Proposals involving up to 30 homes on any one site will be allowed within the settlement boundary of Tattenhall Village over the period 2010 to 2030”

The reasons for the recommendation are:

1. To comply with Local Plan (Part 1) STRAT 9.
2. To ensure compliance with Policy 2 of the Neighbourhood Plan and prevent erosion of gaps between the three settlements of Tattenhall, Newton by Tattenhall and Gatesheath.
3. To include the findings of Judge Supperstone at the judicial review of the Neighbourhood Plan.

TDNP indicator	Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030.		
1b	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Number sites completed within the hamlets of Gatesheath and Newton-by-Tattenhall 2014-2030	32 units on 2 sites	34 units on 5 sites
	TDNP Policy no.	Policy 1	
	TDNP SA ref(s):	OBJECTIVE 1 Delivery of a housing growth strategy tailored to the needs and context of Tattenhall	
	Local Plan policy ref(s):	STRAT 9, DM 24	
	Source:	CWAC Housing Land Monitor reports. Planning application monitoring	

4.27 One site, Oak Room, Newton, was approved for 31 units before the TDNP and Local Plan were made.

4.28 Of developments in Gatesheath and Newton-by-Tattenhall of 5 or more dwellings, none would now be in accordance with Policies STRAT 9 and DM 24 of the Local Plan.

Comment

4.29 The TDNP is not in not consistent with DM 24 (it doesn't have to be) in that there are no conditions attached.

4.30 Any development outside identified settlements must comply with Local Plan (Part1) STRAT 9 which permits:

- Development that has an operational need for a countryside location such as for agricultural or forestry operations.
- Replacement buildings.
- Small scale and low impact rural / farm diversification schemes appropriate to the site, location and setting of the area.
- The reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction.
- The expansion of existing buildings to facilitate the growth of established businesses proportionate to the nature and scale of the site and its setting.

4.31 NPPF identifies exceptions for construction of new buildings in the Green Belt but it is unclear if the same exceptions apply to open countryside in Local Plan (Part 1) STRAT 9.

4.32 The Policy 1 TDNP clause "Exception' schemes will be allowed to contain an element of 'enabling' market housing, but no more than 30% in any individual scheme" is not consistent with Local Plan STRAT 9 for the rural area.

Conclusion

4.33 The development of 61 dwellings at Newton-by-Tattenhall, approved before the made TDNP, is not 'small scale'. Any further development would be compound the departure from the objective.

4.34 Local Plan STRAT 9 and DM 24 would prevent market housing in these rural settlements.

4.35 Recommendation

- i. A vision for the future development of Newton and Gatesheath is needed and consultation will be necessary.
- ii. In order to accommodate future housing need, consideration should be given to allocation of land for building in all 3 communities. A 'call for sites' and direct approach to land owners will be needed to identify development sites for allocation.
- iii. The current policy "*Smaller scale development of exception' schemes will be allowed to contain an element of 'enabling' market housing, but no more than 30% in any individual scheme*" from Policy 1 TDNP is not consistent with Local Plan STRAT 9 and DM 24 (see 4.30 above). A change in conditions for exception sites should be made to reflect the conditions in the local plan and in light of the local consultation.

TDNP indicator	Provide a mix of homes taking into account objectively identified housing needs, and include an element of affordable housing as specified in the Local Plan. The affordable housing will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity.		
1c	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	35% of homes built	50/225=22.4%	28/122=23.0%
	TDNP Policy no.	Policy 1	
	TDNP SA ref(s):	OBJECTIVE 1 Delivery of a housing growth strategy tailored to the needs and context of Tattenhall	
	Local Plan policy ref(s):	SOC 1, SOC 2	
	Source:	CWAC Housing Land Monitor reports. Planning application monitoring	

Figures do not include small developments exempt from affordable element.

Comment

4.36 Of the total 78 affordable element given planning permission, 38 have not yet been completed and could be subjected to Economic Viability Assessment.

4.37 Phases 1 and 3 of the Retirement Village were approved before the TDNP was made. There was a total of 95 units, C2 extra-care self-contained, and an affordable element of 20 (21%) was agreed. The reduced number was presumably a result of Economic Viability Assessment. There is no affordable element in the 56 units, C2 extra-care self-contained approved in 2017.

4.38 The CWAC AMR (2019) shows 28% affordable for the whole borough for the period 2010-19 and 20% for 2019.

4.39 Local Plan (Part 1) seeks to “maximise the proportion of affordable housing provided up to a target of 30%”.

4.40 The affordable element for exception sites as set in Policy 1 is 70% (i.e. up to 30% ‘enabling’ market houses).

Conclusion

4.41 There has been a shortfall in affordable housing also identified in Housing Needs Report for Tattenhall (Parish), CCA, CWAC 2018. To help keep the age structure more balanced, the report identified a need for “a range of social / affordable rented 1, 2 and 3 bed starter / family homes are needed to help the local population to sustain services and the local economy”.

4.42 Although Tattenhall Key Service Centre has exceeded the allocation of 250 housing units by 2030 as laid down in STAT 8 of Local Plan (Part 1), allowance for an additional requirement in the next 10 years should be considered.

4.43 Recommendation

- i. That the policy:

“Provide a mix of homes taking into account objectively identified housing needs, and include an element of affordable housing as specified in the Local Plan. The affordable housing will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity.”

is amended to read:

“Provide a mix of homes taking account objectively identified housings needs, especially the needs of people with close connection with the Neighbourhood Plan area, and includes an element of affordable housing as specified in the Local Plan. The affordable housing will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity.”

- ii. The affordable percentage should read 30% on page 12 of the Plan (not 35%).

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5 OBJECTIVE 2 Sensitive development which protects and enriches the landscape and built setting

TDNP indicator	Respect and, where possible, enhance the natural, built and historic environment.		
1d	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Number of planning applications for householder development refused due to DM 2 – impacts on residential amenity.	2	2
	TDNP Policy no.	Policy 1	
	TDNP SA ref(s):	OBJECTIVE 2 Sensitive development which protects and enriches the landscape and built setting	
	Local Plan policy ref(s):	ENV2, ENV 5, ENV 37, ENV45, DM 2, DM 3	
	Source:	Planning application monitoring	

In 3 other applications accordance with this part of Policy 1 was specifically quoted by the reporting officer.

Comment

5.1 This element of TDNP Policy 1 was rarely referred to in planning reports but has been a significant factor in decision-taking and supporting the objective.

TDNP indicator	Maintain Tattenhall village's strong and established sense of place.		
1e	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Number of planning applications for householder development refused quoting policy 1e.	0	0
	TDNP Policy no.	Policy 1	
	TDNP SA ref(s):	OBJECTIVE 2 Sensitive development which protects and enriches the landscape and built setting	
	Local Plan policy ref(s):	ENV2, ENV 37, ENV45	
	Source:	Planning application monitoring	

Comment

5.2 This element of TDNP Policy 1 was not referred to in planning reports.

Conclusion

5.3 The TDNP has had little if any impact beyond the Local Plan policies.

TDNP indicator	Maintain Tattenhall village's quality of place.		
	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Improvement from baseline established 2014		
	TDNP Policy no.		
	TDNP SA ref(s):	OBJECTIVE 2 Sensitive development which protects and enriches the landscape and built setting	
	Local Plan policy ref(s):		
	Source:	CWAC Quality of Place report	

Recommendation

5.4 Objective 2 being supported.

5.5 No change necessary to existing policy

6 OBJECTIVE 3 Sustaining and improving excellent local facilities for existing and new residents

TDNP indicator	Development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be allowed.		
4a	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Number of new of local shops and related commercial services	1	1
	TDNP Policy no.	Policy 4	
	TDNP SA ref(s):	OBJECTIVE 3 Sustaining and improving excellent local facilities for existing and new residents	
	Local Plan policy ref(s):	ECON 2, DM 15	
	Source:	Planning application monitoring, CWAC Annual Monitoring Report	

Two other new shops/commercial premises were approved, 1 was removed in a subsequent application and the other was a replacement for existing commercial space i.e no net gain. Neither were in the Key Service Centre.

Commercial elements at the Retirement Village have not been included (not in village centre).

Comment

6.1 An application for shops, café and parking adjacent to the built-up part of the Key Service Centre was refused principally because of non-accordance with Policy 4 (also Policy 2 and STRAT 9) even though the TDNP had not been made. The Appeal Inspector also dismissed the application on the same grounds.

6.2 TDNP Policy 4 is in-line with DM 15.

TDNP indicator	The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.		
4b	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	No loss of existing shops and related commercial services	1	2
	TDNP Policy no.	Policy 4	
	TDNP SA ref(s):	OBJECTIVE 3 Sustaining and improving excellent local facilities for existing and new residents	
	Local Plan policy ref(s):	ECON 2, DM 15	
	Source:	Planning application monitoring, CWAC Annual Monitoring Report	

Three commercial properties lost since TDNP made, 2 of which were in the Key Service Centre.

Shop vacancies are high in the primary shopping centres in the borough (e.g. Chester 16.2% and Northwich 41.5%) and although Tattenhall Key Service Centre has lost 2 shop/commercial properties there is currently only 1 vacancy.

Comment

6.3 While this indicator suggests that the TDNP has had little impact, one application was refused at appeal principally for non-accordance with Policy 4. The application sought to replace a bar/restaurant with 9 apartments and 3 affordable houses. The planning officer recommended refusal for non-accordance with Local Plan policy DM 15. An appeal was refused, the Inspector specifically commenting that TDNP Policy 4 was not mentioned by the Planning Officer (it was referred to in the documentation but not given in reasons for refusal). The Appeal Inspector also commented that TDNP Policy 4 was in force, but DM15 was not and carried less weight.

Recommendation

6.4 Objective 3 being supported.

6.5 No change necessary to existing policy

7 OBJECTIVE 4 Strengthening and supporting economic activity

TDNP indicator	The conversion of existing buildings and the small- scale expansion of existing employment premises across the Parish will be supported.		
3a	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Number of conversions of existing buildings and the small- scale expansion of existing employment premises	2	0
	TDNP Policy no.	Policy 3	
	TDNP SA ref(s):	OBJECTIVE 4 Strengthening and supporting economic activity	
	Local Plan policy ref(s):	ECON 1, ENV 6, EC 2	
	Source:	Planning application monitoring	

Conversion/expansions were small scale, before the made TDNP and outside the Key Service Centre.

TDNP indicator	New camping and glamping sites		
	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Number of new camping and glamping sites	1	1
	TDNP Policy no.	Policy 3	
	TDNP SA ref(s):	OBJECTIVE 4 Strengthening and supporting economic activity	
	Local Plan policy ref(s):	ECON 1, ENV 6, EC 2	
	Source:	Planning application monitoring	

TDNP indicator	Small-scale new build [commercial] development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets will be supported.		
3b	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Number of new build [commercial] development [within or] adjacent to Tattenhall village and within or adjacent to the adjoining hamlets	0	0
	TDNP Policy no.	Policy 3	
	TDNP SA ref(s):	OBJECTIVE 4 Strengthening and supporting economic activity	
	Local Plan policy ref(s):	ECON 1, ENV 6, EC 2	
	Source:	Planning application monitoring	

TDNP indicator	All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety.		
3c	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Number new developments refused quoting non-compliance 3c.	0	0
	TDNP Policy no.	Policy 3	
	TDNP SA ref(s):	OBJECTIVE 4 Strengthening and supporting economic activity	
	Local Plan policy ref(s):	ECON 1, ENV 6, EC 2	
	Source:	Planning application monitoring	

This element of Policy 3 was referenced only once by planning officers.

Conclusion

7.1 The TDNP has had little if any impact beyond the Local Plan policies.

Recommendation

7.2 Little evidence for Objective 4 being met.

7.3 Consideration should be given to ways to strengthen Policy 3

8 OBJECTIVE 5 Seek on-going improvements to transport, to utility infrastructure and to digital connectivity

TDNP indicator	Identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.		
5a	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Planning permissions determined not in accordance with policy	0	0
	TDNP Policy no.	Policy 5	
	TDNP SA ref(s):	OBJECTIVE 5 Seek on-going improvements to transport, to utility infrastructure and to digital connectivity	
	Local Plan policy ref(s):		
	Source:	Planning application monitoring	

TDNP indicator	Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible		
5b	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
		N/A	N/A
	TDNP Policy no.	Policy 5	
	TDNP SA ref(s):	OBJECTIVE 5 Seek on-going improvements to transport, to utility infrastructure and to digital connectivity	
	Local Plan policy ref(s):	STRAT 10	
	Source:		

A footpath to Tattenhall village was a condition of development Newton-by-Tattenhall. The planning application preceded the made TDNP.

CWAC AMR 2019 has no updated information later than 2011 Census. Monitoring depends on the next Census.

TDNP indicator	Make provision for high-speed broadband to serve IT		
5c	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Proportion of new build developments with high speed broadband connection.	N/A	N/A
	TDNP Policy no.	Policy 5	
	TDNP SA ref(s):	OBJECTIVE 5 Seek on-going improvements to transport, to utility infrastructure and to digital connectivity	
	Local Plan policy ref(s):	STRAT 11	
	Source:	Planning application monitoring. Bolesworth Estate	

TDNP indicator	Make provision for high-speed broadband to serve IT		
5d	Target	Baseline 2014	Out turn Mar 2019
	Increase from baseline established in 2014 the proportion of properties in the Area with broadband connection	68.1%	95.2%
	TDNP Policy no.	Policy 5	
	TDNP SA ref(s):	OBJECTIVE 5 Seek on-going improvements to transport, to utility infrastructure and to digital connectivity	
	Local Plan policy ref(s):	STRAT 11	
	Source:	CWAC Annual Monitoring Report	

The figures are borough-wide, taken from CWAC AMR(2019).

Assuming the designated area is typical, the target has been met but not as a result of the TDNP.

TDNP indicator	Car Parking in Tattenhall Village Centre – Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.		
5e	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	No schemes that do not meet parking standards	N/A	N/A
	TDNP Policy no.	Policy 5	
	TDNP SA ref(s):	OBJECTIVE 5 Seek on-going improvements to transport, to utility infrastructure and to digital connectivity	
	Local Plan policy ref(s):		
	Source:		

One application for car parking facility, outside the village centre was approved.

Recommendation

8.1 No evidence for Objective 5 being supported.

8.2 The related policies remain aspirational.

9 OBJECTIVE 6 Prioritise local distinctiveness in every element of change and growth

TDNP indicator	Respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place		
2a	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Accords with Respects the local character historic and natural assets of the surrounding area	1	13
	TDNP Policy no.	Policy 2	
	TDNP SA ref(s):	OBJECTIVE 6 Prioritise local distinctiveness in every element of change and growth	
	Local Plan policy ref(s):		
	Source:		

Planning officers refused 7 applications quoting non-accordance with this element of Policy 2

TDNP indicator	Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts		
2b	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
		N/A	N/A
	TDNP Policy no.	Policy 2	
	TDNP SA ref(s):	OBJECTIVE 6 Prioritise local distinctiveness in every element of change and growth	
	Local Plan policy ref(s):		
	Source:		

TDNP indicator	Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by- Tattenhall and Gatesheath		
2c	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Number new developments refused quoting non-compliance 2c.	0	2
	TDNP Policy no.	Policy 2	
	TDNP SA ref(s):	OBJECTIVE 6 Prioritise local distinctiveness in every element of change and growth	
	Local Plan policy ref(s):		
	Source:	Planning application monitoring, Cheshire West and Chester Landscape Strategy 2016 ^{xii}	

Comment

9.1 While not referenced often in planning decisions, this policy has been instrumental in successfully supporting Objective 6.

9.2 Policy GBC 6 of the Local Plan (Part 2) designates Key Settlement Gaps, but the gaps between the 3 settlements in the designated area are not included.

9.3 The three settlements fall within LCT 9, Cheshire Plain West, 9b Hargrave, Hoofield & Beeston Plain, of the Cheshire West and Chester Landscape Strategy 2016. “Erosion of built environment character through incremental development –pressure for expansion of existing settlement, ribbon development and in-fill (particularly Tattenhall area including Newton-By-Tattanhall)” is identified as potential future change / key issues affecting the area. Built Development Guidelines of the Strategy include:

- Maintain the loose-knit, low-density, scattered settlement pattern of very small villages, hamlets, halls and farmsteads and isolated cottages. Tightly control settlement expansion.

TDNP indicator	Fully accords with the Tattenhall Village Design Statement		
2d	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Number new developments refused or altered quoting non-compliance 2d.	5	1
	TDNP Policy no.	Policy 2	
	TDNP SA ref(s):	OBJECTIVE 6 Prioritise local distinctiveness in every element of change and growth	
	Local Plan policy ref(s):		
	Source:	Planning application monitoring	

TDNP indicator	Fully accords with the Tattenhall Village Design Statement		
2d	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	100% of new developments compliant Tattenhall Village Design Statement	4/4=100%	11/11=100%
	TDNP Policy no.	Policy 2	
	TDNP SA ref(s):	OBJECTIVE 6 Prioritise local distinctiveness in every element of change and growth	
	Local Plan policy ref(s):		
	Source:	Planning application monitoring	

Comment

9.4 Officers and Inspectors found non-accordance with VDS in 6 applications all of which were refused.

9.5 Officers did not reference VDS in 172 reports and, therefore, there is limited evidence to support 'full accordancy' with the VDS in the majority of cases.

9.6 The principles of the VDS are reflected in Cheshire West and Chester Landscape Strategy, Built Guidelines for LCT 9 areas 9b and 9c.

Recommendation

9.7 Objective 6 being supported.

9.8 No change necessary to existing policy.

10 OBJECTIVE 7 Protect green-space, the landscape and support nature conservation

TDNP indicator	Respects local landscape quality ensuring that views and vistas are maintained wherever possible		
2e	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Number new developments refused on landscaping including views/vistas.	1	1
	TDNP Policy no.	Policy 2	
	TDNP SA ref(s):	OBJECTIVE 7 Protect green-space, the landscape and support nature conservation	
	Local Plan policy ref(s):		
	Source:	Planning application monitoring. CW&C Character Assessment	

Comment

10.1 This element of Policy has, in part, influenced planning decisions to preserve landscape quality.

TDNP indicator	Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation		
2f	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	100% developments with evidence for improved environmental performance	N/A	N/A
	TDNP Policy no.	Policy 2	
	TDNP SA ref(s):	OBJECTIVE 7 Protect green-space, the landscape and support nature conservation	
	Local Plan policy ref(s):		
	Source:	CW&C housing and land monitor, CWAC Building Control, CWAC Annual Monitoring Report	

TDNP indicator	Seek to protect and, where possible, enhance wildlife value, on the application site, surrounding sites and wildlife corridors		
6a	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	No new built developments on greenfield land contrary to policy 6.	N/A	N/A
	TDNP Policy no.	Policy 6	
	TDNP SA ref(s):	OBJECTIVE 7 Protect green-space, the landscape and support nature conservation	
	Local Plan policy ref(s):	ENV 3	
	Source:	Planning application monitoring	

TDNP indicator	Seek to protect and, where possible, enhance wildlife value, on the application site, surrounding sites and wildlife corridors		
6a	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Increase from baseline established in 2014 of new habitats with the creation of ponds, hedgerows and tree belts	N/A	N/A
	TDNP Policy no.	Policy 6	
	TDNP SA ref(s):	OBJECTIVE 7 Protect green-space, the landscape and support nature conservation	
	Local Plan policy ref(s):	ENV 4	
	Source:	Planning application monitoring	

Indicators 2e and 6a are also covered in the CWAC annual monitoring. However, monitoring has not been possible, but information will be provided in future when the monitoring framework Local Plan (Part 2) is implemented in 2020.

TDNP indicator	Respect local landscape character by reference to the Village Design Statement		
6b	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	VDS 100% referenced in assessment of new build developments.	9/85=11%	12/115=11%
	TDNP Policy no.	Policy 6	
	TDNP SA ref(s):	OBJECTIVE 7 Protect green-space, the landscape and support nature conservation	
	Local Plan policy ref(s):		
	Source:	Planning application monitoring	

Comment

10.2 The VDS was not referenced in 86% of planning officer reports.

10.3 Appeals inspectors did not reference the VDS in 58% of reports.

Conclusion

10.4 Although reference to the VDS has been poor, the policies are not without influence.

TDNP indicator	Respect local landscape character by reference to the Village Design Statement		
6b	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
	Landscape change Improvement from baseline 2014	N/A	N/A
	TDNP Policy no.	Policy 6	
	TDNP SA ref(s):	OBJECTIVE 7 Protect green-space, the landscape and support nature conservation	
	Local Plan policy ref(s):		
	Source:	CWAC landscape assessment, Cheshire West and Chester Landscape Strategy 2016	

TDNP indicator	Support the creation of a network of green- spaces for sport and outdoor recreation			
6c	Target		Baseline 2017	Out-turn 2019
	Reduce Quantitative shortfalls in pitch stock from baseline figures of capacity of playing pitches	Amenity Green Space Provision (Ha)	4.2	2.2
	TDNP Policy no.	Policy 6		
	TDNP SA ref(s):	OBJECTIVE 7 Protect green-space, the landscape and support nature conservation		
	Local Plan policy ref(s):	SOC 6, DM 35, DM 36		
	Source:	CWAC Open Space Study 2016 – 2030 ^{xiii}		

CWAC Open Space Study 2016 – 2030 showed an undersupply in Tattenhall Key Service Centre for 4 out of 5 types of open space:

- Allotments
- Park and Recreation Ground
- Play Space (Children)
- Play Space (Youth)

There has been no change in these open spaces.

Comment

10.5 There was a sufficient supply of amenity green space, but since the report in 2017 there has been a loss of approximately 2 Ha which is now education land (no target). The required provision is 0.6 Ha/1000 population. Although amenity green space provision is probably still within target, an increasing population may turn the provision into undersupply within the next 10 years.

10.6 CWAC AMR (2019) (para 7.254) refers to 30 designated Local Green Spaces in TDNP. The report comments that “designation is a way to provide special protection against development for green areas of particular importance to local communities”. Protection against sequestering designated Local Green Space for private education infrastructure is apparently not included.

Conclusion

10.7 Neither the TDNP nor the Local Plan have protected against the loss of amenity green space.

Recommendation

10.8 Objective 7 might be supported by Local Plan policies, but monitoring data is lacking.

10.9 Existing TDNP has partially met the Objective through the VDS although evidence is thin.

10.10 Consider update to VDS to prevent progressive weakening due to being increasingly out-of-date.

11 OBJECTIVE 8 Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development

TDNP indicator	Provide evidence of community involvement in the monitoring and review of the Neighbourhood Plan as well as development delivery		
6c	Target	Baseline 01/01/2010 – 13/06/2014	Out-turn 14/06/2014 - 2019
		N/A	N/A
	TDNP Policy no.	Policy 6	
	TDNP SA ref(s):	OBJECTIVE 8 Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development	
	Local Plan policy ref(s):		
	Source:		

Appendix – Data summary

		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Pre NP	Post NP	All
Number applications		27	14	21	24	22	26	36	32	22	26	86	164	250
Number refusals		2	0	4	8	3	1	1	1	3	3	14	12	26
Number of appeals		0	0	3	2	1	1	0	0	3	2	5	7	12
No SoS decisions		0	0	3	0	0	0	0	0	0	0	3	0	3
Number new houses in application Use Class C2		0	0	166	0	0	0	65	0	0	0	166	65	231
Number completed/with permission (net) Use Class C2		0	0	0	0	0	0	0	0	0	0	0	0	0
Number new houses in application Use Class C3 / C2 extra-care s/c		0	2	581	35	124	6	36	59	77	9	618	311	929
Number completed/with permission (net) Use Class C3 / C2 extra-care s/c		15	2	186	30	26	2	8	57	41	0	233	134	367
[accords with] NP policies upheld in officer's report	Yes	0	0	0	1	2	2	4	8	7	6	1	29	30
	No	0	0	2	1	1	0	0	0	1	0	3	2	5
	No ref	27	14	19	22	19	24	32	24	14	20	82	133	215
[accords with] NP policies upheld by appeal inspector	Yes	0	0	3	1	0	0	0	0	1	2	4	3	7
	No	0	0	0	1	0	0	0	0	1	0	1	1	2
	No ref	0	0	0	0	1	1	0	0	1	0	0	3	3
[accords with] NP policies upheld by SoS	Yes	0	0	0	0	0	0	0	0	0	0	0	0	0
	No	0	0	3	0	0	0	0	0	0	0	3	0	3
	No ref	0	0	0	0	0	0	0	0	0	0	0	0	0
[accords with] VDS policies upheld in officer's report	Yes	0	3	1	0	3	2	0	2	2	1	4	10	14
	No	0	0	3	1	0	0	0	0	0	0	4	0	4
	No ref	26	11	17	23	19	24	36	30	20	25	77	154	231
[accords with] VDS policies upheld by appeal inspector	Yes	0	0	3	0	0	0	0	0	0	0	3	0	3
	No	1	0	0	1	0	0	0	0	0	0	2	0	2
	No ref	0	0	0	1	1	0	0	0	3	2	1	6	7
[accords with] VDS policies upheld by SoS	Yes	0	0	0	0	0	0	0	0	0	0	0	0	0
	No	0	0	0	0	0	0	0	0	0	0	0	0	0
	No ref	0	0	3	0	0	0	0	0	0	0	3	0	3
Development >30		0	0	5	0	0	0	0	0	0	0	5	0	5
Refused due to >30		0	0	3	0	0	0	0	0	0	0	3	0	3
Number exception houses		0	0	0	0	0	2	0	1	12	0	0	15	15
Number affordable houses in application with permission		0	0	41	9	0	0	16	0	12	0	50	28	78
Number affordable houses completed		0	0	31	9	0	0	0	0	0	0	40	0	40
1d Accords with respect/enhance natural built and historic environment	Yes	0	0	0	0	0	0	0	1	2	0	0	3	3
	No	0	0	1	0	0	0	1	0	1	0	1	2	3
	No ref	27	14	20	24	22	26	35	31	19	26	85	159	244
1e Accords with Maintain village's strong and established sense of place	Yes	0	0	0	0	0	0	0	0	0	0	0	0	0
	No	0	0	0	0	0	0	0	0	0	0	0	0	0
	No ref	27	14	21	24	22	26	36	32	22	26	86	164	250
Number of new of local shops and related commercial services		0	0	1	0	1	0	0	0	0	0	1	1	2
Number of lost existing shops and related commercial		0	0	1	0	1	1	0	0	0	0	1	2	3
4a Accords with maintaining vibrancy and vitality of Tattenhall village centre	Yes	0	0	0	0	1	0	0	0	0	0	0	1	1
	No	0	0	0	1	0	0	0	0	0	1	1	1	2
	No ref	27	14	21	23	21	26	36	32	22	25	85	162	247
Number of conversions of existing buildings and the small-scale expansion of existing employment premises		2	0	0	0	0	0	0	0	0	0	2	0	2
Number of new [commercial] build development [within or] adjacent to Tattenhall village and within or adjacent to the adjoining hamlets		0	0	0	0	0	0	0	0	0	0	0	0	0
3c Accords with scale, design, landscaping, amenity etc	Yes	0	0	0	0	0	0	0	0	0	1	0	1	1
	No	0	0	0	0	0	0	0	0	0	0	0	0	0
	No ref	27	14	21	24	22	26	36	32	22	25	86	163	249
Planning permissions determined not in accordance with policy 5a traffic and highway danger		0	0	0	0	0	0	0	0	0	0	0	0	0
Number new build developments with high speed broadband connection		0	0	0	0	0	0	0	0	0	0	0	0	0
Parking standards not met		0	0	0	0	0	0	0	0	0	0	0	0	0
2a Accords with Respects the local character historic and natural assets of the surrounding area etc	Yes	0	0	0	1	2	0	2	5	1	3	1	13	14
	No	0	0	2	1	0	0	1	0	2	1	3	4	7
	No ref	27	14	19	22	20	26	33	27	19	22	82	147	229
2c Accords with preserve gaps to Newton and Gatesheath	Yes	0	0	0	0	0	0	0	0	0	0	0	0	0
	No	0	0	0	0	0	0	0	0	2	0	0	2	2
	No ref	27	14	21	24	22	26	36	32	20	26	86	162	248
2d Accords with the TVDS	Yes	0	3	1	0	3	2	1	2	3	0	4	11	15
	No	1	0	3	1	0	0	0	0	0	1	5	1	6
	No ref	26	11	17	23	19	24	35	30	19	25	77	152	229
6b Accords with landscaping including named views/vistas	Yes	0	0	0	0	0	0	1	1	0	0	0	2	2
	No	0	0	1	0	0	0	0	1	0	0	1	1	2
	No ref	27	14	20	24	22	26	35	30	22	26	85	161	246
Number new built on greenfield land contrary to policy 6c		0	0	0	0	0	0	0	0	0	0	0	0	0
VDS referenced in planning officer report		1	3	5	3	5	2	1	4	3	1	12	16	28

Appendix – Data summary

Web links

- ii <https://tattenhallpc.co.uk/wp-content/uploads/2013/07/Tattenhall-Neighbourhood-Plan.pdf>
- ii <https://tattenhallpc.co.uk/wp-content/uploads/2013/07/Complete-Tattenhall-SA-Scoping-Report.pdf>
- iii <http://consult.cheshirewestandchester.gov.uk/file/2609108>
- iv <http://www.bailii.org/ew/cases/EWHC/Admin/2014/1470.html>
- v http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/adopted_cwac_lp/lp_1_adopted?pointId=3252243
- vi <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- vii https://cheshirewestandchester.objective.co.uk/portal/cwc_ldf/adopted_cwac_lp/parttwo_adopted?pointId=s1561545628433#section-s1561545628433
- viii <https://pa.cheshirewestandchester.gov.uk/online-applications/search.do?action=advanced&searchType=Application>
- ix https://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/mon/
- x <https://tattenhallpc.co.uk/wp-content/uploads/2018/03/Village-Design-Statement-2009.pdf>
- xi https://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/mon/
- xii https://www.cheshirewestandchester.gov.uk/documents/planning-and-building-consultancy/total-environment/landscape-assessment/LCT9_Cheshire_Plain_West.pdf
- xiii https://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cw_lp_part_two/ev_base/oss_pps?tab=files